

FOR SALE

5262 Ladner Trunk Road,
Delta, BC

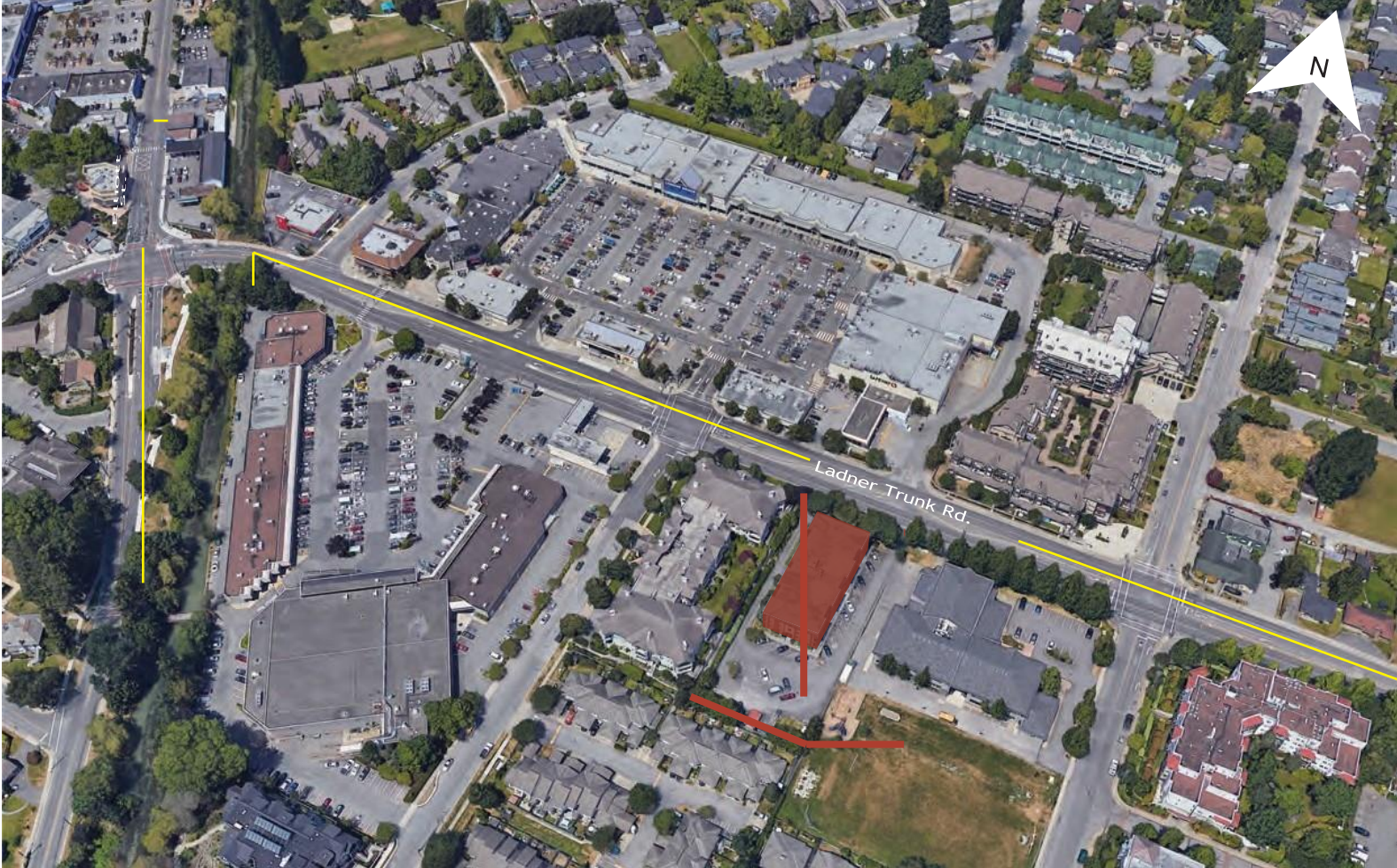
Central Ladner - 28 unit apartment building &
Redevelopment potential



Republique Group

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Building Highlights:

Offered at : \$12,500,000

- A rare opportunity to purchase a large 41,334 sf lot - 28 unit apartment building in Central Ladner.
- Provides good holding income with the potential for a future redevelopment

— FSR:	1.475
— Lot Size:	41,334 sf
— Zoning:	RM3
— Year Built:	1972
— Stories:	3
— Net income:	\$310,190

Zoning : RM-3

*In the rezoning/development process

-Proposal for a 4-storey multi-family residence consisting of a total of 67 dwelling units. (42 strata and 27 rental units)

*Well maintained building with significant interior improvements

*Fully occupied

*Central Location, next to: Ladner Centre ,Tenent Park Square ,Delta Christian Elementary ,Delta Secondary School ,Ladner Elementary School, Public Transit

POTENTIAL DEVELOPMENT



* Proposal for a 4-storey multi-family residence consisting of a total of 67 dwelling units. (42 strata and 27 rental units), rezoning drawings available

Please contact
agent for
information
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